Karen Johnson
Batch # 1265655
04/29/2025 10 55 28 AM
Fees $13 00 Taxes $1,461 50
Davidson County
DEEDWARR
2 pgs
20250429-0032921

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

07-NSH25-09245

Address of New Owner:	Send Tax Bills to:	Tax Information:
Megan Zik 7037 Bonnavent Drive Hermitage, TN 37076	NEW OWNER	074-08-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Gregory Harden and Sarah Thornton, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Megan Zik, unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit

Being Lot No 786, on the Plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Daniel Gregory Harden and Sarah Thornton, husband and wife by Warranty Deed from Brandon Adams, Trustee of The 7037 Bonnavent Dr Trust of record in Instrument No 20220414-0043202 Register's Office for Davidson County, Tennessee, dated April 5, 2022 and recorded on April 14, 2022

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as· 7037 Bonnavent Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of April, 2025

Daniel Gregory Harden

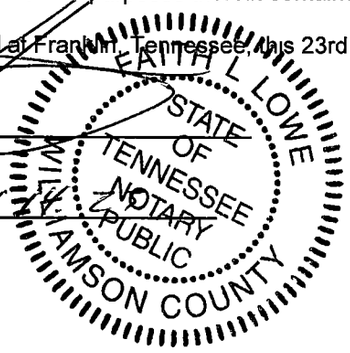
Sarah Thornton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel Gregory Harden and Sarah Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 23rd day of April, 2025



Notary Public

My Commission Expires